

**WICHITA HISTORIC PRESERVATION BOARD MINUTES
10 OCTOBER 2005
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
12 P.M.**

The regular meeting of the Historic Preservation Board was held Monday, October 10, 2005 at 3:00 P.M. in the Metropolitan Area Planning Department Conference Room, City Hall, Tenth Floor, 455 N Main, Wichita Kansas.

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

Members Present:

Roberta Johnson
Kim Edgington
Jim Guy
Elena Ingle
Mim Hiesterman
George Platt
Claire Willenberg

Members Absent: None

Staff Present: Kathy Morgan, Senior Planner, Historic Preservation, MAPD
Mike Gable, Office of Central Inspection
Marsha Meier, City Archaeologist
Bob Bettis, CLG, State Coordinator

ITEM NO. 2 BOARD TRAINING

Motion #1 made by Jim Guy, 2nd by Elena Ingle to make a formal motion thanking Mr. Bettis for the informative training session. Motion carried unanimously (7-0)

TIME CERTAIN 3 P.M.

ITEM NO. 3 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Election of new officers will be presented under item #9.

ITEM NO. 4 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential
Revolving Loan Fund – Non-Residential
Deferred Loan Fund – Residential

Mr. Holloman is on vacation but our last month I reported loans were around 70,000, each month we get \$5,000 dollars in payback funds; we should now be between \$70,000 and \$75,000 dollars. We have a couple of loans working but nothing that has closed within the last 30 days.

ITEM NO. 5 CORRESPONDENCE

The Developing Commercial Properties using State and Federal Historic Tax Credits Seminar will be held at the Hyatt on November 17th, 2005 from 8:00 to Noon. AIA CE's and Real Estate CE's are available.

Bernd Forester will be here October 20th, 2005 to talk to the AIA about "What to Tear Down Next" this will be a luncheon meeting at Larkspur, 904 E Douglas (Banquet Room). Each person will be responsible for his or her own lunch but a head count is needed if you would like to attend.

The 2006 Historic Preservation Board Calendar is on the table, all dates have been confirmed except for the Veterans Day.

ITEM NO. 6 APPROVAL OF MINUTES FROM THE 12 SEPTEMBER MEETING

Motion #2 Motion made by Jim Guy 2nd by Kim Edgington to approve the minutes as presented with the one change. Motion carried unanimously (7-0)

ITEM NO. 7 OLD BUSINESS

1. **MAJOR:** (HPC2005-00185) Topeka/Emporia Historic District
 APPLICANT: John Oehm
 FOR: 1349 N. Emporia

Applicant proposes to demolish existing garage (contributing structure) and replace with an oversized two-car garage with siding to match house.

2. **MAJOR:** (HPC2005-00210) Warehouse and Jobbers Historic District
 APPLICANT: James Ross
 FOR: 825 E 2nd

Applicant proposes to locate passenger door on east elevation.

Update – Staff contacted Mr. Ross regarding the location of the east passenger door. Ross requested that staff consider allowing him to re-open an existing door that had been closed in between the two overhead doors on the east elevation. The design review committee in consultation with OCI plans review staff determined that this solution would meet code and approved the location of the passenger door between the overhead doors on the east elevation.

Motion #3 Motion made by Jim Guy, 2nd by Mim Hiesterman to approve HPC2005-210 as design review committee recommended. Motion carried unanimously (7-0)

ITEM NO. 8 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2005-00204) environs, Sternberg House
 APPLICANT: Honey-do-homes
 FOR: 1128 N Jackson

Applicant proposes to tear off roof to deck, re-sheet and install Heritage asphalt shingles

2. **MINOR:** (HPC2005-00205) environs, Navarre-Nokomis and Virginia Apartments
 APPLICANT: Mahaney Roofing
 FOR: 417 N Topeka

Applicant proposes to tear off deck, re-insulate and re-roof with EPDM rubber roof.

3. **MINOR:** (HPC2005-00206) Topeka/Emporia Historic District
 APPLICANT: Van Stone
 FOR: 1351 N Topeka

Applicant proposes to re-roof house. Tax Credit Project

4. **MINOR:** (HPC2005-00207) environs, 800 Block West Douglas
 APPLICANT: Wichita Roofing
 FOR: 204 S Osage

Applicant proposes to tear off roof to deck, solid sheet then recover with ELK 50 year asphalt shingle.

5. **MINOR:** (HPC2005-00208) environs, Topeka/Emporia Historic District
 APPLICANT: Wayne Herrman
 FOR: 1213 N St. Francis

Applicant proposes to tear off roof to deck, recover with 3-tab composition shingles.

6. **MINOR:** (HPC2005-00211) environs, Riverside Cottage
 APPLICANT: Heartland Home-Work, Inc.
 FOR: 921 Spaulding

Applicant proposes to tear off to deck, re-sheet then recover with 3-tab composition shingles.

7. **MINOR:** (HPC2005-00212) environs, Edward Michael Kelly House
 APPLICANT: Free Style Signs
 FOR: 1721 N Broadway

Applicant proposes to change copy on existing pole sign.

8. **MINOR:** (HPC2005-00214) East Douglas Historic District
 APPLICANT: Wichita Awning Company
 FOR: 126 N St. Francis

Applicant proposes to install three fabric awnings in storefront window openings.

9. **MINOR:** (HPC2005-00217) Calvary Baptist Church
 APPLICANT: Sedgwick County
 FOR: 601 N Water

Applicant proposes to replace concrete at southwest corner of building to eliminate water drainage into basement.

10. **MINOR:** (HPC2005-00219) environs, Occidental Hotel
 APPLICANT: TriMark Signworks
 FOR: 300 N Broadway

Applicant proposes to install new aluminum pan signs and one set of aluminum letters for Big Brothers and Big Sisters.

11. **MINOR:** (HPC2005-00220) Navarre-Nokomis Apartments
 APPLICANT: Key Management
 FOR: 420-26 N Topeka

Applicant proposes to install new sign for Legacy Square apartment leasing.

12. **MINOR:** (HPC2005-00222) environs, Bitting Historic District
 APPLICANT: Gottschalk Roofing
 FOR: 1118 N Larimer

Applicant proposes to tear off to deck, re-sheet and recover with 3-tab composition shingles, re-flash as needed.

13. **MINOR:** (HPC2005-00224) environs, Hillside Cottage
 APPLICANT: Hope Home Repair
 FOR: 322 S Vassar

Applicant proposes to tear down garage and rebuild on same site 20 X 20 feet. Siding profile not to exceed 6 inches.

Motion #4 Motion made by Jim Guy, 2nd by Willenberg to approve minor Certificates of Appropriateness HPB2005-204 through -208, -211, -212, -214, -217, -219, -220, -222, and -224.

14. **MAJOR:** (HPC2005-00225) Brown Building
 APPLICANT: Brad Teeter, Spangenberg Phillips Architects
 FOR: 105 S. Broadway

Applicant proposes to renovate first floor on Douglas and Broadway removing existing material back to original stone, stucco material between stone columns if necessary, install aluminum storefront, metal canopy on east elevation, clean east and north facades, paint west elevation, remove built-up roof on north half and install new membrane roof over entire roof.

Motion #5 Motion made by Jim Guy, 2nd by Edgington to approve the renovation of the Brown Building with the following conditions:

- 1) ***Cleaning should be done with the gentlest means possible – no sandblasting, water pressure cleaning not to exceed 120 psi,***
- 2) ***no sealant to be used on the brick with the exception of the painting of the west wall, color of paint on west wall should be complimentary to the existing brick,***
- 3) ***storefront system could be anodized aluminum to match the windows, no visibly tinted windows.***
- 4) ***A bulkhead of a type and size to be approved by staff after consultation w/applicant and based upon the***

original architectural drawing.

- 5) **Staff to approve the stucco material and any stone that is needed to replicates the piers and stone façade.**

Motion carried unanimously (7-0)

15. Amendment to HPC2005-00063, 201 S. St. Francis, Spangenberg Phillips Architects. This building is an environs issue; the building is not eligible for listing because of the windows on the rear elevation. Applicant wants to add vents on the north elevation.

Motion #6 Motion made by Kim Edgington, 2nd by Elena Ingle to amend the certificate of appropriateness to allow for the vents to be on the north side of the building. (6-1) Johnson votes no.

Motion #7 made by Jim Guy, to amend the motion with approval from the 2nd and accepted by Kim Edgington, to state what he did before, under no condition does the approval by this board of any certificate of appropriateness reflect upon the appropriateness of the project for Tax Credits.

ITEM NO. 9 MISCELLANEOUS MATTERS

1. Presentation of draft nominations.
 - a. HPC2005-00226 – Ellis-Singleton Building, 221 S. Broadway
 - b. HPC2005-00227 – Grace Methodist Episcopal Church, 944 S. Topeka

To clarify the editions contributing and non-contributing additions in the nominations, the original was built in 1910, addition in 1924 and another one in 1968.

Motion to support the nomination of the Ellis-Singleton Building with the correction of Charles Boucher name to Cecil Boucher and the Nomination of the Grace Methodist Episcopal Church, with clarification of the original date of construction of the original structure the 1920's addition, and the non-contributing 1968 addition.

Motion #8 Motion made by Jim Guy, 2nd by Mim Hiesterman to support the nominations of the Ellis-Singleton Building and the Grace Methodist Episcopal Church for listing in the State and National Registers. Motion carried unanimously (7-0)

2. Historic Preservation Fund Grant proposals.
3. Election of New officers, President, 1st Vice President and 2nd Vice President.

Mr. George Platt opened the floor for nomination of Presidents for the Historic Preservation Board.

Kim Edgington moved to elect George Platt as President, 2nd by Jim Guy. The motion carried unanimously (7-0)

Roberta Johnson nominated Jim Guy as 1st Vice President, 2nd by Willenberg. The motion carried unanimously (7-0).

Jim Guy nominated, Roberta Johnson as 2nd Vice President, 2nd by Willenberg. The motion carried unanimously (7-0).

Willenberg asked about the Arena site plans. General discussion held. Board members asked for a Special Meeting to review recommendations and pass a resolution. George Platt called a special meeting for October 24, 4 p.m. Board members not able to attend this meeting were asked to e-mail George Platt with their comments so they could be read into the record.

ITEM NO. 10 ADJOURNMENT

Motion #9 Motion made by Edgington, 2nd by Hiesterman to adjourn at 4:35 p.m.